



# ERIC MANHERZ

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2018-04-25      456 KING EDWARD AVENUE #403, Ottawa K1N 0B5      ML#: 1104693

### New Listing!



Status: **Active**  
 Dist/Neigh: 4003- Sandy Hill  
 Municipality:  
 Neigh Name: Sandy Hill  
 Lot Size: 0' x 0'  
 Zoning:  
 Zoning Desc: Residential Condo  
 Occupancy: Tenant  
 Legal Desc: Unit 3, Level 4 OCSCP #959

List Price: \$1,550  
 Sub Type: Rental  
 Fronting: West  
 # Acres:  
 SqFt:  
 Seasonal:

#### Directions/Remarks

Directions: south west corner of King Edward and Daly

Public Remarks: Perfect quiet study space for Ottawa University Profs or Grads - 2 blocks from Campus, spacious one bedroom (739 sq ft) with large den, 2 full baths, balcony off master and living room, hardwood granite counters, breakfast bar, in-suite laundry, underground parking and locker included. Rooftop terrace w Gas BBQ, walkscore 98/100 walk to everything, school, Parliament, Byward Market, Rideau Centre, Rideau Canal, groceries, LCBO - it's all here. Available July 1st, no smoking or pets. Other is balcony. 24 hour notice for showings please.

#### Property Information

Style: Apartment	Type: One Level	Total Beds: 1	Total Baths: 2
Builder:	Model:	Beds AG: 1	FB/PR Bths: 2/0
Year Built: 2015/Approx	#Gar: 1	Beds BG: 0	Ensuites: 1
Parking Desc: 1 Underground		#Cover: 0	Total Park: 1
Heat Desc: Forced Air		Heat Fuel: Natural Gas	
Air Conditioning: Central		Roof:	
Water Supply: Municipal		# FP:	FP Fuel:
Exterior Finish: Brick		Sewer: Sewer Connected	
Foundation:		Construction:	
Basement Desc: Common		Basement Dev: None (No Basement)	
Floor Covering: Hardwood, Tile		Fire Retrofit:	
Appliances Incl: Dishwasher, Dryer, Microwave/Hood Fan, Refrigerator, Stove, Washer			
Feat/Equip Incl:			
Site Influences: Adult Oriented, Balcony, Pet Restrictions			
Neigh Influences: Highspeed Available, Public Transit Nearby, Recreation Nearby, Shopping Nearby			
Exclusions: tenants furnishings			
Rental Equip: HWT			
Restrictions:			
Assistive Feat:			

#### Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living/Dining	Main	17' 5" x 10' 9"	Kitchen	Main	11' 6" x 7' 7"	Den/Office	Main	11' 3" x 9' 2"
Master Bedrm	Main	12' 9" x 10' 8"	Bath 3-Piece	Main	5' 9" x 5' 3"	Ensuite 4-Piece	Main	8' x 4' 11"
Laundry Rm	Main	4' 8" x 3' 5"	Foyer	Main	3' 5" x 3'	Other	Main	10' 3" x 5'

#### Rental Information

Deposit Amount: \$3,100      Min Lse Term: 12      Date Available: 2018-07-01  
 Application Req: Yes      Tenant Pays: Electricity, Gas  
 Amenities: Elevator, Rooftop Terrace, Storage Lockers  
 Multimedia URL: <https://youtu.be/NVecgSGs3NO>  
 Alt Feature Sheet: <http://www.ericmanherz.com/one-bed-plus-den-for-rent-sandy-hill-403-456-king-edward-avenue-ottawa/>  
 Addl Images URL: <http://www.ericmanherz.com/pics/456KingEdward403g/>

#### Office Information

List Office #1: ROYAL LEPAGE PERFORMANCE REALTY, Brokerage

#### Conditional/Sold/Other Information

FD:		PR:		CD:	
DOM:	0	SD:		SP:	
SRD:					